

Lot Layout Report

Albany Serenity Village | September 19, 2026

95
Total Lots

7.3 ac
Lot Area

5
Product Types

13.0
Units / Net Acre

Albany Serenity Village — 95 Lots
95 lots



Albany TH (1,400 sf): 40 | Albany SF (1,620 sf): 31 | Albany SM (1,200 sf): 21 | Community Center: 1 | Albany Fourplex (3,200 sf): 2

Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Community Center	1	1	0	100%
Albany SF (1,620 sf)	55	31	24	56%
Albany TH (1,400 sf)	40	40	0	100%
Albany SM (1,200 sf)	25	21	4	84%
Albany Fourplex (3,200 sf)	15	2	13	13%
Total	136	95	41	70%

41 units (30% of schedule) could not be placed on the current road template. Additional internal streets would increase capacity.

Product Mix

Product	Lot Size (ft)	Lot Area (sf)	Qty	Total Lot Area (sf)
Community Center	105 x 205	21,525	1	21,525
Albany SF (1,620 sf)	51 x 95	4,845	31	150,195
Albany TH (1,400 sf)	22 x 67	1,474	40	58,960
Albany SM (1,200 sf)	45 x 80	3,600	21	75,600
Albany Fourplex (3,200 sf)	75 x 75	5,625	2	11,250
Total			95	317,530

Site Statistics

Total lots placed	95
Net lot area	7.29 acres
Gross parcel area	20.92 acres
Infrastructure area (est.)	13.63 acres
Lot coverage	34.8%
Gross density	4.5 units/acre
Net density	13.0 units/acre
Total road length	4,598 ft